

## **EXECUTIVE SUMMARY**

This section summarizes the characteristics of the proposed Grading and Stormwater Management Ordinances, alternatives, environmental impacts, mitigation measures, and residual impacts associated with the proposed Grading and Stormwater Management Ordinances.

### **PROJECT SYNOPSIS**

#### **Project Applicant**

San Luis Obispo County  
Environmental Division  
Department of Planning and Building  
County Government Center, Room 310  
San Luis Obispo, CA 93408  
Contact: Mr. Murry Wilson, (805) 788-2352

#### **Project Description**

The County of San Luis Obispo has existing ordinances and policies governing grading, drainage, and erosion and sedimentation control. Projects meeting specified criteria are required to prepare grading plans, drainage plans, and erosion and sedimentation control plans for review and approval. The proposed ordinance changes will modify the existing criteria and standards to reduce impacts associated with grading and other site disturbance activities.

The proposed project consists of revisions to the Land Use Ordinance (Title 22 of the County Code), Coastal Zone Land Use Ordinance (Title 23 of the County Code), Coastal Plan Policies, and North Coast Area Plan. These revisions will modify procedures for reviewing and approving development plans, inspecting and monitoring construction sites for compliance with stormwater measures, long-term maintenance of post-construction devices, and enforcement. The intent of these modifications is to implement three Best Management Practices (BMPs) identified in the County of San Luis Obispo's approved Stormwater Management Plan (SWMP):

- Incorporate General Construction Permit standards into the ordinance.
- Enforce new ordinance requirements.
- Incorporate Municipal Separate Storm Sewer System (MS4) post-construction design standards into the ordinance.

The proposed ordinances would address grading, drainage, erosion and sedimentation control, and stormwater management requirements for new development in the unincorporated areas of the county. These changes will not affect allowable uses or intensity of development beyond what is already allowed under the General Plan and applicable ordinances. The specific characteristics of this project, including the project applicant, project area, project objectives, and required approvals, are described below.



## ALTERNATIVES

This EIR examines a range of reasonable alternatives to the proposed Grading and Stormwater Management Ordinances project that could feasibly achieve similar objectives. The discussion focuses on alternatives that may be able to reduce some of the adverse impacts associated with the proposed ordinances. Included in this analysis are the CEQA-required “no project” alternative, three alternatives that exclude one of the proposed ordinances while implementing the remaining two programs, and one alternative that assumes revised ordinances to encourage urban infill. The alternatives are listed below:

- *Alternative 1: No Project Alternative.*
- *Alternative 2: Additional Agricultural Exemptions.*
- *Alternative 3: More restrictive Agricultural Exemptions.*
- *Alternative 4: Not modifying Agricultural Exemptions in the Coastal Zone or adding the Alternative Review Program to the Coastal Zone*
- *Alternative 5: Excluding 30% slope limitation in the inland ordinance*

Alternative 4 (Not modifying Agricultural Exemptions in the Coastal Zone or adding the Alternative Review Program to the Coastal Zone) is considered environmentally superior overall. Through this alternative, the Class I impact relating to Water Resources would be avoided.

The alternatives analysis is described in further detail in Section 6.0, *Alternatives*.

## AREAS OF CONCERN

Pursuant to State CEQA Guidelines § 15123, this EIR acknowledges the areas of controversy and issues to be resolved which are known to the County of San Luis Obispo or were raised during the scoping process. A Notice of Preparation was prepared and circulated for a 30-day public review period that began on July 2, 2009 and ended August 1, 2009.

## SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 identifies project environmental impacts, proposed mitigation measures, and residual impacts. Table ES-2 follows to identify cumulative impacts resulting from buildout of the proposed project in conjunction with the approved and pending cumulative development near the project site. Impacts are organized by classes. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

*Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.*

*Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings*



*to be made under §15091 of the State CEQA Guidelines.*

*Class III. Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*

*Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.*

Refer to Section 4.12 of this EIR for a discussion of additional effects found not to be significant. Issue areas with effects found not to be significant include: air quality, biological resources, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services/utilities, and transportation/traffic.

## SIGNIFICANT AND UNAVOIDABLE IMPACTS

The proposed Grading and Stormwater Management Ordinances would result in two (2) significant and unavoidable (Class I) impacts. Impacts are discussed in greater detail in Section 4.0 of this EIR and are summarized in Table ES-1 below.

**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE</b>  |   |   |
|--|---|---|
| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>  |
| <b>AGRICULTURAL RESOURCES</b>  |   |   |
| <b>Impact AG-2</b> The proposed Grading and Stormwater Management Ordinances would limit development on slopes over 30 percent. This could potentially result in development occurring on important farmland, where slopes tend to be more level. Impacts would be Class I, <i>significant and unavoidable</i> .   | <b>AG-2(a) Director Determination.</b> In cases where prohibiting development on steep terrain would require that development otherwise occur on prime farmland, the Director shall use his/her discretion to waive the 30 percent limitation. Waiver of ordinance requirements may be authorized under Land Use Ordinance Section 22.52.180 / Coastal Zone Land Use Ordinance Section 23.05.054. | Implementation of the above measure would incrementally reduce the impact. However, in cases where the Director chooses not to waive the 30 percent limitation, or where the applicant does not request waiver, the impact could still occur. In these cases, the impact, even after the incorporation of mitigation measures, will remain significant. |
| <b>WATER RESOURCES</b>   |   |   |
| <b>Impact WR-1</b> The proposed Grading and Stormwater Management Ordinances would expand agricultural exemptions and the alternative review process in the Coastal Zone. This could facilitate potential expansion of agricultural facilities, such as roads and stock ponds. Reducing impediments to creation/expansion of support facilities could result in further expansion of water-intensive | The proposed project would involve expanding the agricultural exemption program and introducing the alternative review processes to the Coastal Zone. As no County permit would be required for some of these agricultural uses, application of mitigation to these projects would be infeasible.   | No mitigation measures can feasibly be applied to this project in order to reduce the impact to a less-than-significant level. As such, the potential for a significant impact to water resources to occur as a result of agricultural expansion remains.   |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE</b>  |                            |                                      |
|--|----------------------------|--------------------------------------|
| <b>Impact</b>  | <b>Mitigation Measures</b> | <b>Significance After Mitigation</b> |
| agricultural uses. Such uses could increase water demand in areas where water resources are limited. Since project-level information is unavailable, the magnitude of the impact is unknown. Hence, this is considered a Class I, significant and unavoidable, impact. |                            |                                      |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>  |   |   |
|---|---|---|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>  |
| <b>AGRICULTURAL RESOURCES</b>   |   |   |
| <p><b>Impact AG-1</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This could lead to a potential change in development patterns and a change in physical impacts to agricultural resources. Impacts would be Class II, <i>significant but mitigable</i>.</p>        | <p><b>AG-1(a) Project-Specific Consideration of Development on <del>Prime</del> Farmland.</b> Projects which are subject to environmental review shall be considered for consistency with the Agriculture and Open Space Element. Under the County's established thresholds of significance, removal of prime farmland from production shall be considered an impact. Referrals shall be provided to the Agricultural Commissioner's office for projects occurring on or near agricultural lands. <u>Criteria for evaluating projects relative to agricultural impacts shall include whether non-agricultural development has been located off of farmland to the maximum extent feasible.</u></p> <p><b>AG-1(b) Restoration of Topsoil.</b> Topsoil that has been removed from the surface in preparation for grading shall be stored on or near the site protected from erosion while grading operations are underway, provided that such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved or near a watercourse where sedimentation may occur. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments or building pads to provide a suitable base for seeding and planting. This measures shall be incorporated into the grading ordinance.</p> <p><b>AG-1(c) Avoid Prime Soils.</b> As a criteria for grading permit approval, non-agricultural development shall avoid prime soils to the maximum extent feasible.</p> | <p>With the incorporation of the above mitigation measures, the impacts would be less than significant.</p> |
| <p><b>Impact AG-3</b> The proposed Grading and Stormwater Management Ordinances would add procedural requirements to certain classes of agricultural grading in the inland areas. These changes could discourage agriculturalists from expanding production. This would be a Class II, significant but mitigable, impact.</p> | <p><b>AG-3(a) Exemption from 30 Percent Slope Limitation.</b> Crop production, grazing, agricultural exempt structures, and roads exclusively supporting these uses shall be exempt from the 30 percent slope limitation.</p> <p><b>AG-3(b) Enhanced Exemption for Ongoing Agriculture.</b> Grading for the ongoing production of food and fiber, the growing of plants, and the raising and keeping of livestock shall be exempt when all of the following are true:</p> <ul style="list-style-type: none"> <li>• The proposed grading activities are</li> </ul>   | <p>With the incorporation of the above mitigation measures, the impacts would be less than significant.</p> |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>                                 |   |  |
|--|---|--|
| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
|  | <p>limited to preparing a field for a crop or range improvement, harrowing, disking, ridging, listing, chaining, planting, harvesting, re-planting, and irrigating.</p> <ul style="list-style-type: none"> <li>• For at least one of the preceding five years, the land to be graded has been subject to agricultural practices. These practices include, but are not limited to, active fallowing, grazing, irrigation of pastures, crop production, cultivation, disking, harrowing, raking or chiseling, planting, plowing, seeding, or other tilling.</li> <li>• All site work complies with Natural Resources Conservation Services (NRCS) recognized agricultural practices contained in the Field Operations Technical Guide (FOTG), and effective erosion and sedimentation control measures will be implemented.</li> <li>• The site work does not involve tilling or ripping deeper than two feet on slopes identified by the NRCS as having a high or very high erosion hazard rating.</li> <li>• The grading does not involve construction of or modification to dams, ponds, reservoirs, or roads.</li> </ul> <p>These projects shall be exempt as-of-right, and shall not require verification of an agricultural exemption form by the Department of Planning and Building before work may proceed.</p> <p><b>AG-3(c) Exemption from Drainage Plan Preparation.</b> Crop production, grazing, agricultural exempt structures, and roads exclusively supporting these uses shall be exempt from drainage plan requirements.</p> <p><b>AG-3(d) Exemption from Stormwater Pollution Prevention Plan Preparation.</b> Agricultural uses which are subject to waiver or conditional waiver of coverage under the State Water Resources Control Board's General Construction Permit, shall also be exempt from County requirements pertaining to Stormwater Pollution Prevention Plan (SWPPP) preparation and implementation. This measure shall be implemented under the grading ordinance.</p> |  |
| <b>Impact AG-6</b> The proposed Grading and Stormwater Management Ordinances would | <b>AG-6(a) Review for Consistency with Buffer Policy.</b> Projects which are subject to environmental review shall be considered  | With the incorporation of the above mitigation measure, impacts will be reduced to an insignificant level. |



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| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>   |  |   |
|--|--|---|
| <b>Impact</b>  | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b>  |
| modify current development standards. This could result in a change in location for proposed development. Locating such development in close proximity to agricultural uses could result in a potential land use conflict. This is a Class II, significant but mitigable, impact.  | for consistency with the Agriculture and Open Space Element. Through this process, the County's Buffer Policy, established as Appendix D of the Agriculture and Open Space Element, shall be employed. Projects which are not found to be consistent with the County's buffer policy shall be mitigated to the maximum extent feasible.  |   |
| <b>AIR QUALITY</b>   |  |   |
| <b>Impact AQ-1</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This would lead to a change in the grading practices and associated construction and construction-related emissions. These emissions may result in short-term adverse impacts to local air quality. However, such emissions would be temporary and would be mitigated on a specific development basis. Construction air quality impacts are therefore considered Class II, <i>significant but mitigable</i> . | <p><b>AQ-1(a) Fugitive Dust Control.</b> All proposed projects shall include the following fugitive dust control measures:</p> <ul style="list-style-type: none"> <li>• Reduce the amount of the disturbed area where possible;</li> <li>• Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible;</li> <li>• All dirt stock-pile areas shall be sprayed daily as needed; and</li> <li>• All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> </ul> <p>All dust control measures shall be shown on the approved plans.</p> <p><b>AQ-1(b) Fugitive Dust Control – Expanded Requirements.</b> Projects which are more likely to contribute to fugitive dust impacts include projects with site disturbance that exceeds four acres, and projects that are within 1,000 feet of sensitive receptors (e.g. schools, parks, playgrounds, residential communities, etc.). Such projects shall incorporate the following additional dust control measures:</p> <ul style="list-style-type: none"> <li>• Permanent dust control measures identified in the approved project plans shall be implemented as soon as possible following completion of any soil disturbing activities;</li> <li>• Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown</li> </ul> | With implementation of the above mitigation measures, construction-related air quality impacts would be reduced to a less than significant level. |



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|--|--|--------------------------------------|
| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>with a fast germinating native grass seed and watered until vegetation is established;</p> <ul style="list-style-type: none"> <li>• All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;</li> <li>• Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and</li> <li>• Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.</li> </ul> <p>All dust control measures shall be shown on the approved plans.</p> <p><b>AQ-1(c) Designated Monitor.</b> For all grading projects, the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p><b>AQ-1(d) Exportation and Importation.</b> In order to reduce emissions from grading projects requiring the transportation of 2,000 cumulative cubic yards or more of material, the Director shall have the authority to impose one or more of the following conditions:</p> <ul style="list-style-type: none"> <li>• Limiting the distance between the project site and the source/destination site.</li> </ul> |                                      |





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| <b>Impact</b>   | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b>   |
|   | <ul style="list-style-type: none"> <li>• Requiring that export/import be phased over a specified amount of time.</li> <li>• Scheduling truck trips during non-peak hours to reduce peak hour emissions.</li> <li>• Limiting the length of the workday.</li> <li>• Applying trucking equipment emission reduction measures as approved by the Air Pollution Control District.</li> </ul> <p><b>AQ-1(e) Compliance with Air Quality Measures.</b> In compliance with the proposed criteria for approval, the County shall issue a grading permit only if it can be demonstrated that the project will comply with the air quality measures incorporated into the grading ordinance.</p>  |  |
| <p><b>Impact AQ-2</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This would lead to a change in the grading practices and could possibly affect the disturbance of Naturally Occurring Asbestos (NOA) or hydrocarbon contaminated soils. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p><b>AQ-2(a) Naturally Occurring Asbestos.</b> Grading work shall comply with California Air Resources Board Asbestos Air Toxics Control Measure (ATCM) for construction and grading. Prior to any grading activities in NOA candidate areas, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.</p> <p><b>AQ-2(b) Encountered Hydrocarbon Contaminated Soil.</b> Should hydrocarbon contaminated soil be encountered during construction activities, the Air Pollution Control District (APCD) shall be notified as soon as possible and no later than 48 hours after affected material is discovered to determine if an APCD Permit will be required. In addition, the following measures shall be implemented immediately after contaminated soil is discovered:</p> <ul style="list-style-type: none"> <li>• Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal;</li> <li>• Contaminated soil shall be covered with at least six inches of packed</li> </ul> | <p>With implementation of the above mitigation measures, construction-related air quality impacts would be reduced to a less-than-significant level.</p> |



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| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
|  | <p>uncontaminated soil or other Total Petroleum Hydrocarbon (TPH) non-permeable barrier such as plastic tarp. No headspace shall be allowed where vapors could accumulate;</p> <ul style="list-style-type: none"> <li>• Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;</li> <li>• During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance; and</li> <li>• Clean soil must be segregated from contaminated soil.</li> </ul> <p><b>AQ-2(c) Anticipated Hydrocarbon Contaminated Soils.</b> An APCD permit to address proper management of anticipated hydrocarbon contaminated soil is required prior to the start of any grading activity or earthwork. This permit shall include conditions to minimize emissions from any excavation, disposal or related process. The applicant is responsible to contact APCD within 120 days prior to the start of any grading activity/earthwork to begin the permitting process.</p>                                       |  |
| <p><b>Impact AQ-3</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This would lead to a change in the grading practices and could possibly affect Greenhouse Gas (GHG) Emissions. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p><b>AQ-3(a) Greenhouse Gas Reduction Plan.</b> Direct project impacts or the contribution of an individual project towards a cumulative impact relating to Greenhouse Gas emissions and Global Climate Change shall be considered as part of the project level environmental review process. Referrals will be sent to the Air Pollution Control District and their response will be included with the Initial Study. If the impact is found to be significant, the applicant shall develop a greenhouse gas reduction plan, incorporating appropriate measures to reduce the impact below a level of significance. The greenhouse gas reduction plan may include, but not be limited to, any combination of the measures identified in the California Air Pollution Control Officers Association (CAPCOA)'s document CEQA and Climate Change (January 2008), such as the following:</p> <ul style="list-style-type: none"> <li>• LEED Certification – Require compliance with Leadership in Energy and Environmental Design (LEED) criteria, which incorporate sustainable site</li> </ul> | <p>With the incorporation of the above mitigation measure, the project's contribution towards a cumulative impact will be reduced to a less-than-significant level. Individual projects will be evaluated based on future criteria and mitigation will be appropriately applied.</p> |



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|--|--|--------------------------------------|
| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>development, water savings, energy efficiency, materials selection, and environmental quality requirements.</p> <ul style="list-style-type: none"> <li>• Green Building Materials – Use materials which are resource efficient, recycled, have a long life cycle, and are managed in an environmentally friendly way.</li> <li>• Landscaping – Use of drought-resistant native trees, trees with low emissions and high carbon sequestration potential, and planting of trees to create shade.</li> <li>• Facilities. Projects shall use high-efficiency pumps, natural gas or electric stoves (i.e. no wood-burning), solar water heaters, and energy star appliances.</li> <li>• Roofing —Roofing shall be energy star compliant, vegetated (i.e. green roof), or light-colored and highly emissive.</li> <li>• On-Site Renewable Energy – Provide an on-site renewable energy system.</li> <li>• Exceed Energy Requirements – Exceed Title 24 (California Code of Regulations) energy requirements by 20 percent.</li> <li>• Solar Orientation – Orient buildings to face either north or south, provide roof overhands, and use landscaping to create shade.</li> <li>• Shading – Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.</li> <li>• Ceiling Fans – Install energy reducing ceiling fans.</li> <li>• Programmable Thermostats – Install energy reducing programmable thermostats that automatically adjust temperature settings.</li> <li>• Passive Heating and Cooling – Install passive heating and cooling systems.</li> <li>• Day Lighting – Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows).</li> <li>• Local Building Materials – Use locally made building materials for construction projects and related infrastructure.</li> <li>• Recycle Demolished Construction Materials – Recycle or reuse demolished construction material.</li> <li>• Off-Site Mitigation Fee – Provide or pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings.</li> <li>• Offset Purchase – Provide or purchase</li> </ul> |                                      |



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| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>  |
|  | offsets for additional emissions by acquiring carbon credits or engaging in other market "cap and trade" systems.   |   |
| <b>BIOLOGICAL RESOURCES</b>  |   |   |
| <b>Impact B-1</b> Future grading and site development in accordance with the Grading and Stormwater Management Ordinances could permanently remove sensitive habitat areas. This is a Class II, <i>significant but mitigable</i> , impact. | <p><b>B-1(a) Sensitive Habitat Survey and Restoration Plan.</b> Prior to approval of any grading or land use permits which are subject to environmental review, project applicants within potentially sensitive areas as determined by the County based upon review of the California Natural Diversity Database (CNDDDB) shall contract with a County approved biologist to survey for sensitive habitats as defined by the County or appropriate state or federal regulatory agencies. If sensitive habitats are found onsite, the applicant shall make all efforts to fully avoid impact to these areas. Where impacts cannot be avoided, the applicant shall contract with a County-approved biologist to develop a Sensitive Habitat Restoration Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of sensitive habitats or to provide off-site mitigation where on-site mitigation cannot fully offset the impact. The Plan could include the following actions:</p> <ul style="list-style-type: none"> <li>• Provide an up-to-date inventory of on-site sensitive habitat(s);</li> <li>• Define attainable and measurable goals and objectives to achieve through implementation of the Plan;</li> <li>• Provide site selection and justification;</li> <li>• Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies.</li> <li>• Where off-site mitigation is necessary, establish a ratio for off-site restoration and a mechanism for preservation.</li> <li>• Provide a detailed maintenance plan to include weeding and or spot spraying to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of the sensitive</li> </ul> | Compliance with existing land use regulations and the above listed mitigation measures would reduce impacts on sensitive habitats to a less-than-significant level. |



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|  | <p>habitats on-site and shall include but not be limited to reseeding or stock container planting disturbed areas with an appropriate native plant palette;</p> <ul style="list-style-type: none"> <li>Define performance standards. Either in a County approved mitigation site within the proposed rezone site or in a County approved off site area, the total restored area should include 2:1 (Sensitive habitat restored: Sensitive habitat impacted) with at least 50% cover of native shrubs. Acreage may vary depending on the location of the mitigation site and restoration effort. The County may require additional acreage for off site mitigation; and,</li> <li>Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</li> </ul> <p><b>B-1(b) Wetland Delineation.</b> Prior to approval of any grading or land use permits which are subject to environmental review, project applicants whose land is in potentially sensitive areas as determined by the County shall contract with a County approved biologist to conduct a formal wetland delineation. The delineation shall use methodologies accepted by the Corps and CDFG, and as defined by the County or appropriate state or federal regulatory agencies. The biologist shall determine the location and extent of jurisdictional waters of the U.S. and state on the sites.</p> <p>A Mitigation Plan shall be developed for areas of disturbance to riparian habitat and other potential wetland areas. The plan shall be prepared by a qualified biologist who is familiar with current Corps and CDFG restoration and mitigation techniques. County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted). The resource agencies may require a higher mitigation ratio as a result of the permitting processes.</p> <p>The plan could include the following components:</p> |                                      |



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|--|--|--------------------------------------|
| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <ul style="list-style-type: none"> <li>• Description of the impact site (i.e., location, responsible parties, jurisdictional areas to be filled/impacted by habitat type);</li> <li>• Goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved (any lost wetland habitat shall be replaced on-site using regionally collected native plant material at a minimum ratio of 2:1);</li> <li>• Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);</li> <li>• Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);</li> <li>• Maintenance activities during the monitoring period (activities, responsible parties, schedule);</li> <li>• Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);</li> <li>• Completion of compensatory mitigation (notification of completion, agency confirmation); and</li> <li>• Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).</li> <li>• Identification of potential pollutant sources, that may affect the quality of the discharges to stormwater;</li> <li>• The proposed design and placement of structural and non-structural BMPs to address identified pollutants.</li> <li>• A proposed inspection and maintenance program; and</li> <li>• A method of ensuring maintenance of all BMPs over the life of the project.</li> <li>• Long term protection, such as through</li> </ul> |                                      |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>   |   |   |
|--|---|---|
| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>  |
|  | means of an open space easement.  |   |
| <p><b>Impact B-2</b> Future development in accordance with the Grading and Stormwater Management Ordinances would potentially affect special status species. This is Class II, <i>significant but mitigable, impact</i>.</p> | <p><b>B-2(a) Seasonally-Timed Rare Plant Surveys.</b> For individual projects requiring environmental review, as determined by the County, a County-approved botanist shall conduct seasonally timed directed floral surveys per the requirements of the County or appropriate state or federal regulatory agencies prior to approval of grading or land use permits. The floral surveys shall be based on the target list of plant species by the County based upon review of the California Natural Diversity Database (CNDDB) to be completed during the appropriate season to determine the presence or absence of these species. Up to three separate survey visits may be required to capture the flowering period of all target species. The location and extent of any rare plant occurrences observed on a site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plant species are identified, the approved botanist shall submit written proof that the county and CDFG have been contacted. If federally-listed plant species are identified, then the USFWS must also be contacted.</p> <p><b>B-2(b) Special-Status Plant Buffer.</b> If State or Federally listed plant species are found as a result of Mitigation Measure B-2(a), site development plans shall be modified prior to approval of grading or land use permits to avoid such occurrences with a minimum buffer of 50 feet. The applicant shall establish conservation easements for such preserved areas, prior to issuance of the first grading permit. The proposed project shall be amended at that time to place these areas formally into open space.</p> <p><b>B-2(c) Special-Status Plant Species Mitigation Plan.</b> If total avoidance of the special status species occurrences (if any) is economically or technologically infeasible, a mitigation program shall be developed prior to approval of grading or land use permits by a qualified botanist under contract with the applicant in consultation with CDFG as appropriate. A research study to determine the best mitigation</p> | <p>Compliance with the above listed mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case by case basis, will reduce impacts to a less-than-significant level for the Proposed Grading and Stormwater Management Ordinance.</p> |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b> |  |                                      |
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| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>approach for each particular species to be salvaged may be required to adequately prepare the plan for species that have not been subject to mitigation requirements previously. The special-status plant species mitigation program may include the following:</p> <ul style="list-style-type: none"> <li>• The overall goal and measurable objectives of a no-net loss of special status species in the mitigation and monitoring plan;</li> <li>• Specific areas proposed for re-vegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space, depending on the species, that is appropriately buffered from development.</li> <li>• Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species. (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites);</li> <li>• Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity;</li> <li>• An education program to inform the public of the presence of special-status plant species and sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space areas;</li> <li>• Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and</li> <li>• Funding mechanism.</li> </ul> <p><b>B-2(d) Special-Status Plant Monitoring.</b><br/>If monitoring is necessary, then monitoring</p> |                                      |





**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b> |  |                                      |
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| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>shall occur annually and shall last at least five years to ensure successful establishment of all re-introduced or salvaged plants and no-net-loss of the species habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain of a viable population in a five year period. Therefore, an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys for five years and then every five years in perpetuity or until a qualified botanist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special-status plant species and their habitats (i.e., removal of weeds, additional seeding/planting efforts) if the species or its habitat are suffering a net loss at the time of the follow up surveys.</p> <p><b>B-2(e) Wildlife Surveys and Mitigation.</b> For individual projects within sensitive areas as determined by the County, a wildlife survey shall be conducted by a qualified biologist prior to approval of grading permits or land use permits for proposed development areas that may contain sensitive wildlife as defined by the County or appropriate state or federal regulatory agencies. Such surveys would be required prior to potential development. Appropriate mitigation measures shall be identified by a qualified biologist, and may include one or more of the following measures, as applicable:</p> <ul style="list-style-type: none"> <li>• <u>Wildlife Habitat Buffer.</u> Wherever site development is proposed adjacent to wildlife habitat an appropriate buffer of native vegetation shall remain or be established between the habitat area and the proposed development.</li> </ul> <p><b>B-2(f) Bird Pre-Construction Survey.</b> In order to avoid impacts to nesting raptors and other avian species, which could result in take that is prohibited under CDFG Code</p> |                                      |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b> |  |                                      |
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| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>3503 and 3503.5 and the federal Migratory Bird Treaty Act, construction activities for projects within areas that include trees or other sites that could include bird nests should be conducted outside of the peak breeding season (August 15 to March 15). If construction in such areas is to be initiated between March 15 and August 15, a pre-construction survey should be conducted for nesting avian species (including raptors) within 300 feet of proposed construction activities. If nesting raptors (or any other nesting birds) are identified during pre-construction surveys, an appropriate buffer; to be determined by a County-approved biologist in coordination with the California Department of Fish and Game, should be imposed within which no construction activities or disturbance should take place. If nests are identified, work may only proceed prior to August 15 if a County-approved biologist conducts periodic nest checks and confirms that the nest is no longer active (i.e. the young have fledged) and work re-initiation has been specifically authorized by the appropriate regulatory agency.</p> <p><b>B-2(g) Minimize Road Widths.</b> Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced.</p> <p><b>B-2(h) Permits and Agreements.</b> In the event that State listed species would be impacted as a result of development, developers shall submit signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading or construction activities. If a species that is listed under the Federal Endangered Species Act is identified, developers seeking entitlements shall provide proof of compliance with the Federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements.</p> |                                      |
| <b>Impact B-3</b> Future grading and               | <b>B-3(a) Migration Corridors.</b> Prior to  | Compliance with the above listed     |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>   |   |  |
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| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
| site development in accordance with the Grading and Stormwater Management Ordinances could permanently affect wildlife movement corridors. This is Class II, <i>significant but mitigable</i> , impact.  | approval of any grading or land use permits which are subject to environmental review, applicants of projects subject to the proposed ordinances shall, as determined to be appropriate by County staff, contract with a County-approved biologist to survey for migration corridors. If migration corridors are found onsite or adjacent to the project site, the grading and site development shall be designed to accommodate wildlife passage.  | mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case by case basis, will reduce impacts to a less-than-significant level for projects under the proposed Grading and Stormwater Management Ordinance. |
| <b>CULTURAL RESOURCES</b>  |   |  |
| <b>Impact CR-1</b> The proposed Grading and Stormwater Management Ordinances would modify the County's current development standards, leading to a potential change in development patterns and a change in physical impacts to identified or unrecognized historic resources. Impacts would be Class II, <i>significant but mitigable</i> . | <p><b>CR-1(a) Historical Resource Survey.</b> At the time of application for construction permits for grading projects requiring environmental review, the County shall require an historical resource survey, conducted by a qualified archaeologist or historian approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:</p> <ul style="list-style-type: none"> <li>• Are located within an Historic combining designation;</li> <li>• Contain a designated historic site;</li> <li>• Are located in an area of known historic resources; or,</li> <li>• Contain structures greater than 50 years old.</li> </ul> <p>Should the historical resource survey identify significant resources, the mitigation measures recommended by the qualified archaeologist or historian shall become mitigation measures. These measures could include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>• Avoidance of significant historical resources;</li> <li>• Graphic documentation (photographs, drawings, etc.);</li> <li>• Prohibition of Demolition of Buildings and Structures; and/or</li> <li>• Restoration, Stabilization, Repair, and Reconstruction.</li> </ul> | Compliance with Land Use Ordinance Section 22.14.080 and Coastal Zone Land Use Ordinance Sections 23.07.100 through 23.07.102, in addition to the required mitigation, would reduce impacts to a less than significant level.  |
| <b>Impact CR-2</b> The proposed Grading and Stormwater Management Ordinances would modify the County's current development standards, leading to physical impacts to identified and  | <p><b>CR-2(a) Archaeological Surface Survey.</b> At the time of application for construction permits for grading projects requiring environmental review, the County shall require an archaeological surface survey, conducted by a qualified archaeologist</p>   | Compliance with Coastal Zone Land Use Ordinance Section 23.07.104 and Title 19 (Section 19.02.070) and Title 22 (Section 22.10.040) of the County Code, in addition to the required mitigation, would reduce   |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>  |   |   |
|---|---|---|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>      |
| previously unidentified pre-historic archeological resources. Impacts would be Class II, <i>significant but mitigable</i> . | <p>approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:</p> <ul style="list-style-type: none"> <li>• Are located within an Archaeological Sensitive Area (AS) combining designation;</li> <li>• Contain known archaeological sites, as recorded on the County's Official Maps;</li> <li>• Are located in an area designated by the County of San Luis Obispo Planning and Building Department as archaeologically sensitive (e.g. Nipomo, Santa Margarita, Salinas River area); or,</li> <li>• Contain physical features on-site that may indicate the presence of archeological resources (e.g. springs, creeks, rock outcrops).</li> </ul> <p>Should the archaeological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, mitigation measure below shall apply.</p> <p><b>CR-2(b) Data Recovery Excavation.</b> If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, Guidelines for Archaeological Research Design. At a minimum, data recovery shall include:</p> <ul style="list-style-type: none"> <li>• Mapping of site boundaries and the distribution of surface remains;</li> <li>• Surface collection of artifacts;</li> <li>• Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area;</li> <li>• Monitoring of excavations at Native</li> </ul> | impacts to a less than significant level. |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>  |   |  |
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| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
|   | <p>American sites by a tribal representative;</p> <ul style="list-style-type: none"> <li>• Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design;</li> <li>• Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility;</li> <li>• Submission of a final technical report detailing the results of the investigations; and</li> <li>• Preparation of an interpretive report suitable for distribution to the general public.</li> </ul> <p><b>CR-2(c) Archaeological Resource Construction Monitoring.</b> At the commencement of construction on sites that have been identified as having the potential to support cultural resources based on the mitigation measure listed above, an archaeologist and / or a Native American representative shall conduct an orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered.</p> <p>A qualified archaeologist and / or Native American representative shall monitor all earth moving activities within native soil. In the event that archaeological remains are encountered during construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented.</p> |  |
| <b>Impact CR-3</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards, leading to physical impacts. If development occurs in fossil-bearing strata, significant fossil materials could be damaged or destroyed. Impacts would be Class II, <i>significant but mitigable</i> . | <b>CR-3(a) Preparation of a Paleontological Resource Monitoring Plan.</b> At the time of application for construction permits for grading projects requiring environmental review, applicants for projects where paleontological sensitivity is high shall retain a qualified accredited paleontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall   | With implementation of the above mitigation measures, impacts would be reduced to a less than significant level. |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b> |   |                                      |
|--|---|--------------------------------------|
| <b>Impact</b>                                      | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b> |
|  | <p>detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection. The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.</p> <p><b>CR-3(b) Paleontological Monitoring.</b> A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in in situ sedimentary rock where paleontological sensitivity is high. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.</p> <p><b>CR-3(c) Treatment of Paleontological Remains Discovered During Monitoring.</b> If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on-site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.</p> <p>A standard sample (3 to 12 cubic meters) of</p> |                                      |



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Mitigation Measures, and Residual Impacts**

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| <b>Impact</b>                                      | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b> |
|  | <p>matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in CR-2(b) (Archaeological Resource Construction Monitoring).</p> <p>Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.</p> <p>At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).</p> <p>Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., "mammal, 25 specimens") should be avoided.</p> <p>Paleontological specimens will be cataloged according to current professional standards,</p> |                                      |



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|---|--|--|
| <b>Impact</b>   | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b>   |
|   | <p>and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.</p> <p>All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College.</p> <p>The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.</p> |  |
| <b>GEOLOGIC HAZARDS</b>   |  |  |
| <b>Impact G-1</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This could result in a change in location for proposed development, and could result in such development being located in areas affected by active or potentially active faults. Impacts are Class II, <i>significant but mitigable</i> . | <b>G-1(a) Processing as Engineered Grading.</b> Location of the project site relative to faults shall be considered as part of project-specific environmental review. Projects involving site development which can be affected by active or potentially active faults shall be processed as Engineered Grading. This can occur under the existing standard which provides that Engineered Grading may be required where the Director has cause to believe that geologic hazards may occur.  | With the incorporation of the above measure, impacts will be reduced to a less-than-significant level. |
| <b>TRANSPORTATION AND CIRCULATION</b>   |  |  |
| <b>Impact T-1</b> The proposed Grading and Stormwater   | <b>T-1(a) Project-Specific Consideration of Traffic Conditions.</b> The application for  | With the incorporation of the above measures, impacts will be less than                                |





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| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>   |  |  |
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| <b>Impact</b>  | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b>   |
| Management Ordinances would modify current development standards. These modified standards could alter development patterns and result in a change in short-term construction phase traffic. This is a Class II, <i>significant but mitigable</i> , impact.  | <p>a grading permit shall be accompanied with a work schedule and a hauling plan. This information will be considered by the Planning and Building Director and the Public Works Director prior to project approval. Additionally, projects which require environmental review will be considered against existing County thresholds relating to traffic. Appropriate mitigation measures will be applied on a project-specific basis through that process.</p> <p><b>T-1(b) Traffic Study.</b> In certain cases, projects with the potential to significantly affect the County's roadway system may need to provide a traffic study prepared by a qualified consultant. Projects will be referred to the Department of Public Works for consideration, and the Director of Public Works shall have the authority to request such reports. Once reviewed and approved, the recommended measures identified in the traffic study shall be incorporated into the project design.</p>  | significant.   |
| <b>Impact T-2</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. These modified standards could result in the additional need to transport excess material needed to offset a cut/fill imbalance. This would have the affect of increasing vehicle trips on County roadways, and could result in damage to roadways due to volume and frequency of truck trips. This is a Class II, <i>significant but mitigable</i> , impact | <p><b>T-2(a) Reduce Imbalance.</b> Whenever possible cut and fill associated with grading projects should be balanced on the site.</p> <p><b>T-2(b) Consideration of the Hauling Plan.</b> For projects requiring a large amount of import and/or export (in excess of 2,000 cumulative cubic yards), the Planning and Building Director shall have the authority to impose conditions on the grading permit that will regulate phasing and routing of the proposed trips.</p> <p><b>T-2(c) Offsetting Damage to County Roads.</b> Projects proposing a large amount of import and/or export (in excess of 2,000 cumulative cubic yards) shall be referred to the Department of Public Works. The Public Works Director shall identify any project having the potential to cause damage to County roads as a result of a large amount of exportation or importation of material. These projects shall be mitigated either by requiring repair of damage or payment of a mitigation fee. In any case, mitigation shall be roughly proportional to the amount of damage anticipated.</p> | With the incorporation of the above measures, impacts will be less than significant. |
| <b>VISUAL RESOURCES</b>  |  |  |
| <b>Impact VR-1</b> The proposed  | <b>VR-1(a) Project-Specific Consideration</b>  | With the implementation of the   |



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|---|---|---|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>                    |
| Grading and Stormwater Management Ordinances would modify the County's current development standards. This could lead to a potential change in development patterns and a change in physical impacts to scenic resources. Impacts would be Class II, <i>significant but mitigable</i> . | <p><b>of Scenic Resources.</b> Grading projects which are subject to environmental review, shall be considered for consistency with County thresholds of significance for aesthetics and visual resources. Review of grading proposals shall consider the following:</p> <ul style="list-style-type: none"> <li>• Removal of trees or visually dominant vegetation.</li> <li>• Location, height, massing, colors, and materials of proposed structures and retaining walls.</li> <li>• Location of driveways or access roads and their associated cut and fill slopes.</li> <li>• Placement of water tanks, propane tanks, and other infrastructure.</li> <li>• Blending of graded slopes with surrounding natural contours.</li> <li>• Blending of proposed landscaping with surrounding natural vegetation.</li> <li>• "Sillhouetting" resulting from the placement of structures on ridge-tops</li> </ul> <p>Appropriate mitigation measures shall be discussed in the Initial Study for projects which have the potential to impact scenic resources.</p> <p><b>VR-1(b) <u>Criteria for Grading Permit Approval.</u></b> <u>In compliance with the proposed criteria for approval, the County shall issue a grading permit only if it can be demonstrated that the project will not create substantial long-term adverse visual effects. If this criterion cannot be satisfied, a grading permit shall only be issued after a project Environmental Impact Report has been prepared and the review authority has adopted overriding findings. Additionally, the County shall only issue grading permits where the Director first finds:</u></p> <ul style="list-style-type: none"> <li>• <u>The proposed grading design is consistent with the characteristics and constraints of the site;</u></li> <li>• <u>The extent and nature of proposed grading is appropriate for the use proposed, and will not create site disturbance to an extent greater than that required to establish the use; and</u></li> <li>• <u>Proposed grading is consistent with the General Plan and any applicable specific</u></li> </ul> | above measures, impacts would be less than significant. |



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| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b> |   |                                      |
|--|---|--------------------------------------|
| <b>Impact</b>                                      | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b> |
|  | <p><u>plan. This includes consistency with highway corridor design policies established in several of the area plans.</u></p> <p><b>Project Specific Consideration of Scenic Resources.</b> Grading projects which are subject to environmental review, shall be considered for consistency with County thresholds of significance for aesthetics and visual resources. Review of grading proposals shall consider the following:</p> <ul style="list-style-type: none"> <li>• <u>Removal of trees or visually dominant vegetation.</u></li> <li>• <u>Location, height, massing, colors, and materials of proposed structures and retaining walls.</u></li> <li>• <u>Location of driveways or access roads and their associated cut and fill slopes.</u></li> <li>• <u>Placement of water tanks, propane tanks, and other infrastructure.</u></li> <li>• <u>Blending of graded slopes with surrounding natural contours.</u></li> <li>• <u>Blending of proposed landscaping with surrounding natural vegetation.</u></li> <li>• <u>"Sillhouetting" resulting from the placement of structures on ridge tops</u></li> </ul> <p><u>Appropriate mitigation measures shall be discussed in the Initial Study for projects which have the potential to impact scenic resources.</u></p> <p><b>VR-1(c) Site Work in Scenic Areas.</b> Grading, vegetation removal, and other landform alterations shall be minimized on sites located within areas determined by the Director to be a public view corridor from collector or arterial roads.</p> <p><b>VR-1(d) Stormwater and Drainage Devices.</b> Should stormwater management and drainage devices will be located where they will be highly visible from a public road or within a public viewshed, they shall be screened where practical. Additionally, such devices shall comply with the following provisions:</p> <ul style="list-style-type: none"> <li>• Drainage devices shall be consistent with the character of the area and the existing topography.</li> <li>• Exposed concrete overside drains shall</li> </ul> |                                      |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE</b>  |   |  |
|---|---|--|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
|   | <p>be prohibited within public viewsheds. Drainage shall be conveyed by underground pipe, rock lined ditches, or other approved material to blend in with the natural topography in character, color, and design. An exception to this prohibition may be granted where a visual analysis indicates that the prohibition is unnecessary. In this circumstance, concrete drains shall be the minimum size necessary to handle drainage and ensure appropriate maintenance.</p> <ul style="list-style-type: none"> <li>• Transitions from natural drainage courses to developed areas shall be accomplished with comparable landscaping and grading to blend with existing topography.</li> <li>• Detention, retention, or recharge basins shall be designed as a visual and/or recreational amenity within a project, wherever practical.</li> </ul> <p><b>VR-1(e) Contouring.</b> The border of all cut and fill slopes shall be rounded off to a minimum radius of five feet to blend in with the natural terrain.</p> |  |
| <p><b>Impact VR-2</b> The proposed Grading and Stormwater Management Ordinances would modify the County's current development standards. This could lead to a potential change in development patterns and a change in physical impacts relating to glare. Impacts would be Class II, <i>significant but mitigable</i>.</p> | <p><b>VR-2(a) Project-Specific Consideration of Glare.</b> Projects which are subject to environmental review, shall be considered for consistency with County thresholds of significance for aesthetics and visual resources. Review of proposals shall consider potential glare as a result of roofing color and material.</p>  | <p>With the implementation of the above measure, impacts would be less than significant.</p> |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS III IMPACTS: LESS THAN SIGNIFICANT</b>  |   |   |
|--|---|---|
| <b>Impact</b>  | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>    |
| <b>AGRICULTURAL RESOURCES</b>  |   |   |
| <b>Impact AG-5</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This could lead to a potential change in development patterns and potentially result in impacts to agricultural resources as a result of dust generated by grading activities. Impacts would be Class III, <i>less than significant</i> .   | With the incorporation of the Air Quality dust control mitigation measures, no additional mitigation measures will be required. | Impacts will not be significant.        |
| <b>AIR QUALITY</b>   |   |   |
| <b>Impact AQ-4</b> Population growth that could occur based on development under the Grading and Stormwater Management Ordinances are consistent with population assumptions in the San Luis Obispo County General Plan. However, the Grading and Stormwater Ordinance would not necessarily implement applicable Transportation Control Measures, as this is infeasible. This is a Class III, <i>less than significant</i> , impact.  | No mitigation measures are required.  | Impacts would be less than significant. |
| <b>HYDROLOGY AND WATER QUALITY</b>   |   |   |
| <b>Impact HWQ-2</b> The proposed Grading and Stormwater Management Ordinances would introduce agricultural exemptions and the alternative review process to the Coastal Zone. This would facilitate potential expansion of agricultural uses. Expansion of agriculture could potentially result in an increase in agricultural runoff, which could impact water resources. Because agricultural grading would be subject to the requirements of the conditional agricultural waiver program, overseen by the Regional Water Quality Control Board, this impact would be considered Class III, <i>insignificant</i> . | No mitigation measures are required.  | The impact will not be significant.     |
| <b>Impact HWQ-3</b> The proposed Grading and Stormwater  | No mitigation measures are required.  | The impact will not be significant.     |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS III IMPACTS: LESS THAN SIGNIFICANT</b>   |   |  |
|---|---|--|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>   |
| Management Ordinances would modify development standards for certain types of projects. These standards may affect the amount of impervious surfacing. An increase in impervious surfacing could affect the direction, velocity, and volume of drainage. This would be considered a Class III, <i>insignificant</i> , impact.   |   |  |
| <b>GEOLOGIC HAZARDS</b>   |   |  |
| <b>Impact G-2</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This could result in a change in location for proposed development, and could result in such development being located in areas where soil related hazards (e.g. expansive soils, erosive soils, subsidence and settlement, landslide, and liquefaction) occur. Structural development in these areas could be impacted by soil conditions. Impacts are Class III, <i>less than significant</i> . | Application of existing procedures under Title 19 (Building and Construction Ordinance) of the County Code and the 2007 California Building Code will ensure that impacts are less than significant. No further measures beyond existing policies will be necessary.  | Impacts will be insignificant.   |
| <b>NOISE</b>  |   |  |
| <b>Impact N-1</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards, leading to construction and construction-related noise and vibration. This is a Class III, <i>less than significant</i> , impact.   | Existing requirements under the Land Use and Coastal Zone Land Use Ordinances and under the Noise Element will ensure that both short-term and long-term noise impacts are fully addressed. These existing requirements ensure that any noise/vibration impacts will not be significant. No measures beyond the existing requirements are necessary.  | Implementation of existing ordinance and General Plan requirements will ensure that noise impacts will be reduced to a less-than-significant level.  |
| <b>Impact N-2</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards, leading to associated increases in traffic. Long-term traffic could increase noise levels at existing receptors throughout the County. This is a Class III, <i>less than significant</i> , impact.  | Existing requirements under the Land Use and Coastal Zone Land Use Ordinances and under the Noise Element will ensure that both short-term and long-term noise impacts are fully addressed. Additionally, mitigation measures provided in Section 4.1, Agricultural Resources, will ensure that any impacts caused by an increase in agricultural use are fully addressed. These existing requirements ensure that any noise/vibration impacts will not be significant. No measures beyond the existing requirements are necessary. | Existing requirements under the Land Use and Coastal Zone Land Use Ordinances and under the Noise Element will ensure that both short-term and long-term noise impacts are fully addressed. These existing requirements ensure that any noise/vibration impacts will not be significant. No measures beyond the existing requirements are necessary. |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS III IMPACTS: LESS THAN SIGNIFICANT</b>   |   |   |
|---|---|---|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>  |
| <b>PUBLIC SERVICES</b>  |   |   |
| <b>Impact PS-1</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. This could exceed flow capacities and / or require improvements to wastewater conveyance systems. In areas where septic systems treat wastewater, health hazards and / or impacts to water quality could occur. Compliance with applicable County policies and payment of required development impact fees would ensure Class III, <i>less than significant</i> , impacts. | <p>No mitigation is required beyond standard County ordinance requirements. Future development in urban areas (where community sewer systems are available) would be required to pay impact fees to fund improvements and offset impacts on County treatment plants. With payment of these fees, impacts to wastewater conveyance systems throughout the County would be less than significant. For development in areas where development would not be serviced by a community sewer system, wastewater treatment systems would be required to comply with Title 19 of the County Code (Sections 19.07.022 and 19.07.023) to ensure septic system design and capacities are adequate. Compliance with these requirements would ensure less than significant impacts.</p> <p>It should be noted that, in accordance with Section 19.10.030 of the County code, the construction of any building requiring a new or enlarged sewage disposal system or sewage holding tank system within the community of Baywood Park and Los Osos is not allowed. Pursuant to Section 19.10.031, the temporary building moratorium established by Section 19.10.030 shall be in full force and effect until such time as a sewage collection, treatment and disposal system is installed to serve the entire prohibition zone identified in California Regional Water Quality Control Board Resolution 83-13, Exhibit A.</p> | Compliance with County code Sections 19.07.022 and 19.07.024, in addition to payment of the required fees for public services, would reduce impacts to a less than significant level.                           |
| <b>Impact PS-2</b> The proposed Grading and Stormwater Management Ordinances would modify current development standards. Development occurring under the revised ordinances could affect fire protection, police protection, and/or parks and recreation services. With payment of required development impact fees, this is a Class III, <i>less than significant</i> , impact.  | Compliance with fire safety requirements in the Land Use Ordinance and Coastal Zone Land Use Ordinance and payment of required Public Facility impact fees and Quimby Fees are already required. These existing measures serve to mitigate each project's individual contribution towards significant impacts on fire services, police and emergency services, and parks/recreational facilities. No additional mitigation measures beyond existing requirements are necessary.   | Compliance with the Uniform Fire Code, County Fire Protection Standards, Wildland Urban Interface Requirements, applicable Public Facility Fees, and Quimby Fees would reduce impacts to less than significant. |
| <b>Impact PS-3</b> The proposed Grading and Stormwater Management Ordinances would  | Payment of existing statutory school impact fees would reduce impacts to a less-than-significant level. No further measures   | Compliance with California Government Code and payment of applicable school fees associated   |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS III IMPACTS: LESS THAN SIGNIFICANT</b>   |  |   |
|---|--|---|
| <b>Impact</b>   | <b>Mitigation Measures</b>   | <b>Significance After Mitigation</b>                                |
| modify current development standards. While the ordinance revisions would not, themselves, result in impacts, buildout under current General Plan parameters would result in the addition of potential students. With the incorporation of existing impact fees, this will be a Class III, <i>less than significant</i> , impact.   | beyond the existing requirements would be necessary.   | with new development would reduce impacts to less than significant. |
| <b>TRANSPORTATION AND CIRCULATION</b>   |  |   |
| <b>Impact T-3</b> The proposed Grading and Stormwater Management Ordinances will not change existing General Plan, Land Use Ordinance, or Coastal Zone Land Use Ordinance regulations concerning density or intensity. Projects will continue to buildout under parameters anticipated by the General Plan. The project will not result in the generation of significant long-term transportation impacts. Therefore, this is a Class III, <i>less than significant</i> , impact. | Development projects in areas with cumulative transportation impacts are already required to contribute road impact fees. With this program in place, no further mitigation measures are required. | Impacts would be less than significant.                             |
| <b>VISUAL RESOURCES</b>   |  |   |
| <b>Impact VR-3</b> The proposed Grading and Stormwater Management Ordinances would modify the County's current development standards. This could lead to a potential change in development patterns and a change in physical impacts relating to night lighting. Assuming development occurs in compliance with existing ordinance provisions, this is a Class III, <i>less than significant</i> , impact.  | With the incorporation of existing ordinance standards and policies, no further mitigation measures are required.  | Impacts would be less than significant.                             |
| <b>WATER RESOURCES</b>  |  |   |
| <b>Impact WR-2</b> The proposed Grading and Stormwater Management Ordinances would modify the current development standards relating to erosion and sedimentation control and stormwater management. While the project may result in minor short-term construction phase  | No mitigation measures are necessary.  | The impact will be less than significant.                           |





**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS III IMPACTS: LESS THAN SIGNIFICANT</b>   |                            |                                      |
|---|----------------------------|--------------------------------------|
| <b>Impact</b>   | <b>Mitigation Measures</b> | <b>Significance After Mitigation</b> |
| impacts to water availability in order to design a project consistent with new standards, the project would not result in long-term impacts to water resources or infrastructure. This is because the project would not affect density and intensity limitations already established by the County and would not hasten non-agricultural growth by removing regulatory restrictions. As such, this would be a Class III, <i>less than significant</i> , impact. |                            |                                      |



**Table ES-1. Summary of Project Environmental Impacts,  
Mitigation Measures, and Residual Impacts**

| <b>CLASS IV IMPACTS: BENEFICIAL</b>   |   |  |
|---|---|--|
| <b>Impact</b>   | <b>Mitigation Measures</b>  | <b>Significance After Mitigation</b>       |
| <b>AGRICULTURAL RESOURCES</b>   |   |  |
| <b>Impact AG-4</b> The proposed Grading and Stormwater Management Ordinances would expand the agricultural exemption and introduce the Alternative Review Program to the Coastal Zone. This could potentially benefit agriculture by streamlining the regulatory process for agriculturalists, and may result in additional agricultural production. This is a Class IV, <i>beneficial</i> , impact.  | No mitigation measures are necessary, as the impact is not significant.                               | The impact would be less than significant. |
| <b>Impact AG-7</b> The proposed Grading and Stormwater Management Ordinances would strengthen erosion and sedimentation requirements, employment of agricultural practices, and enforcement procedures. This would ultimately result in a decrease in erosion, sedimentation, and drainage impacts on agricultural operations. This is a Class IV, <i>beneficial</i> , impact.  | No mitigation measures are necessary, as the impact is not significant.                               | The impact would be less than significant. |
| <b>HYDROLOGY AND WATER QUALITY</b>  |   |  |
| <b>Impact HWQ-1</b> The proposed Grading and Stormwater Management Ordinances would implement specific practices identified in the Stormwater Management Plan. The proposed ordinance would strengthen requirements pertaining to erosion and sedimentation control, drainage, and stormwater management. This would have the effect of reducing discharges from construction sites and post-construction discharges. This is a Class IV, <i>beneficial</i> , impact. | No mitigation measures are required.  | The impact will not be significant.        |
| <b>VISUAL RESOURCES</b>   |   |  |
| The proposed Grading and Stormwater Management Ordinances would modify the County's current development standards. These modifications would reduce the amount of grading that could occur on   | As discussed in Section 4.10, no mitigation would be necessary, as this would be a beneficial impact. | Impacts would be less than significant.    |



**Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

| <b>CLASS IV IMPACTS: BENEFICIAL</b>  |                            |                                      |
|--|----------------------------|--------------------------------------|
| <b>Impact</b>  | <b>Mitigation Measures</b> | <b>Significance After Mitigation</b> |
| steep slopes. This would reduce the visual effect of large cut and fill slopes to support roads, building pads, and other development. This is a Class IV, <i>beneficial</i> , impact. |                            |                                      |

The following table identifies the cumulative impacts which may occur under the Grading and Stormwater Management Ordinances. As with the impacts analyzed in Table ES-1, the proposed Grading and Stormwater Management Ordinances would result in Significant and Unavoidable impacts to Biological Resources.

**Table ES-2. Summary of Cumulative Environmental Impacts**

| <b>CLASS I: SIGNIFICANT AND UNAVOIDABLE</b>  |
|--|
| <b>AGRICULTURAL RESOURCES</b>  |
| Significance criteria for cumulative impacts to biological resources are based upon: <ul style="list-style-type: none"> <li>• <i>The cumulative contribution of other approved and proposed projects to fragmentation of open space in the project vicinity;</i></li> <li>• <i>The loss of sensitive habitats and species;</i></li> <li>• <i>Contribution of the project to urban expansion into natural areas; and</i></li> <li>• <i>Isolation of open space within the proposed project by future projects in the vicinity.</i></li> </ul> <p>Implementation of the proposed Grading and Stormwater Management Ordinances would contribute to the cumulative loss of sensitive habitats and species within the County of San Luis Obispo. The identified impacts include the alteration of sensitive habitat areas, the potential loss of special-status plant and wildlife species and the disruption of wildlife movement corridors. As discussed in Section 4.3.2(b), compliance with required mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case by case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Grading and Stormwater Management Ordinance. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative effect of future development under the proposed Grading and Stormwater Management Ordinances is potentially significant and unavoidable. Therefore, cumulative impacts would be considered Class I, significant and unavoidable.</p> |
| <b>CLASS III: LESS THAN SIGNIFICANT</b>  |
| <b>AGRICULTURE</b>   |
| Cumulative development throughout the greater San Luis Obispo County area would gradually convert agricultural land to non-agricultural use. Future development required as a result of the proposed ordinance amendments could incrementally contribute to this substantial change. The Grading and Stormwater Management Ordinance's contribution to a cumulative agricultural resources impact would be less than significant after the recommended mitigation for project specific impacts. In addition, individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of historic agricultural uses and new urban development. Such conflicts would be addressed on a case-by-case basis, and assuming that conflicts can be resolved through the proper use of buffers and appropriate design, significant cumulative land use compatibility conflicts are not anticipated.   |
| <b>AIR QUALITY</b>   |
| In San Luis Obispo County, impact thresholds have been established to assess a project's effect on the regional air quality. A project that does not exceed San Luis Obispo County Air Pollution Control District (SLOCAPCD) thresholds and is consistent with the 2001 Clean Air Plan is considered to have a less than significant cumulative impact on the  |



**Table ES-2. Summary of Cumulative Environmental Impacts**

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| <p>airshed. Conversely, a project that exceeds the SLOCAPCD significance thresholds or is found to be inconsistent with the CAP is considered to result in significant cumulative impacts. With the incorporation of mitigation measures, the Grading and Stormwater Management Ordinances would be consistent with the 2001 CAP. Therefore, the Grading and Stormwater Management Ordinances are considered to be potentially consistent with long-term regional air quality planning efforts.</p>   |
| <p><b>CULTURAL RESOURCES</b></p> <p>Cumulative development throughout the greater San Luis Obispo County area would have the potential to disturb unidentified cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys. Mitigation anticipated to be developed for individual development projects are expected to reduce cumulative impacts to cultural resources to a less than significant level.</p>  |
| <p><b>HYDROLOGY AND WATER QUALITY</b></p> <p>Development designed in compliance with the proposed Grading and Stormwater Management Ordinances and from expansion of agricultural uses in the Coastal Zone, could result in changes in drainage patterns and discharges of agricultural-related pollutants. However, proposed and existing ordinance standards would require additional measures be included to address each project's individual impact. As a result, the cumulative impact resulting from the proposed ordinance would not be expected to be cumulatively significant.</p>  |
| <p><b>GEOLOGIC HAZARDS</b></p> <p>Future development in accordance with the proposed Grading and Stormwater Management Ordinance, in conjunction with other cumulative projects proposed throughout the greater San Luis Obispo County area, could potentially expose people and property to soil-stability related hazards. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any geologic issues present on an individual development site would be limited to that site and would not contribute to any cumulative impacts to the rest of the community. For example, the discovery of landslide concerns on two individual sites one mile apart would not create a cumulative issue in which one condition adds to the other. Rather, any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Therefore, cumulative geologic impacts would not occur.</p> <p>As discussed above, new development within the County would be required to comply with the Alquist-Priolo Earthquake Hazard Zone Act and the Uniform Building Code, as well as additional mitigation measures and recommendations pertaining to fault location investigations, building envelope setbacks, grading and erosion. These measures would reduce impacts to a less than significant level. Therefore, the project's contribution to the cumulative increase in exposure of people to geologic hazards would be considered less than significant.</p> |
| <p><b>NOISE</b></p> <p>Cumulative traffic increases associated with future additional development from the Grading and Stormwater Management Ordinances would incrementally increase noise levels along County roadways. However, with the incorporation of mitigation measures listed above, noise related impacts from future development in the County would be reduced. Therefore, the Grading and Stormwater Management Ordinances are not expected to have any cumulative impact on noise environment.</p>  |
| <p><b>PUBLIC SERVICES</b></p> <p>Cumulative public service impacts associated with future development from the Grading and Stormwater Management Ordinances would incrementally increase demand on wastewater systems, fire protection, police/ emergency services, student generation, and parks and recreation demand. However, compliance with public service related impacts fees associated with future development would reduce impacts to less than significant. Therefore, the Grading and Stormwater Management Ordinances are not expected to have any cumulative impact on County public services.</p>   |
| <p><b>TRANSPORTATION AND CIRCULATION</b></p> <p>Cumulative traffic increases associated with short-term construction-phase site work could periodically increase Average Daily Traffic levels along County roadways. Because the project would not alter General Plan, Land Use Ordinance, or Coastal Zone Land Use Ordinance density or intensity restrictions, increased demands on roads, pedestrian facilities, bicycle facilities, airport services, rail services, and County transit services would not be anticipated to occur as a result of the ordinance revisions. With the incorporation of mitigation measures listed above for roadway impacts, traffic and circulation related impacts from short-term construction phase development in the County would be reduced to a less than significant level on a project by project basis. Impacts resulting from cumulative contribution of existing projects to long-term impacts on transportation facilities are already mitigated</p>  |



**Table ES-2. Summary of Cumulative Environmental Impacts**

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| through road fee programs. Therefore, the Grading and Stormwater Management Ordinances are not expected to have any significant cumulative impacts on County transportation and circulation services.   |
| <b><i>VISUAL RESOURCES</i></b>  |
| Development under the proposed Grading and Stormwater Management Ordinances could result in incremental impacts to scenic resources. However, with the incorporation of the mitigation measures provided above, individual project's contribution towards a cumulative impact would be reduced on a project-by-project basis. Each individual project, under these ordinances, would be subject to project-specific environmental review. Appropriate mitigation measures will be incorporated into the individual projects as part of the environmental review process.  |
| <b><i>WATER RESOURCES</i></b>   |
| Cumulative water resource impacts associated with expansion of agricultural uses in the Coastal Zone would incrementally increase water supply demand. In some cases, this additional demand could be added to areas of the County where existing water demand equals or exceeds the dependable supply. Therefore, the Grading and Stormwater Management Ordinances could have a cumulatively considerable impact on County water resources. Cumulative impacts are not anticipated from short-term construction phase water use. Additionally, as the project will not result in a change to density or intensity requirements and will not result in growth inducement, cumulative long-term impacts associated with non-agricultural growth are not anticipated. |

